



TOWN OF OLD SAYBROOK  
**Architectural Review Board**

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**Executive Board**

*Emily Grochowski, Chairman*  
*Andre Laferriere, Vice Chairman*  
*Edward Armstrong*  
*Donna Leake*  
*Kathryn Toolan*

**Alternate Members**

*Tina Rupp*  
*Kate Caldarella*

**REGULAR MEETING MINUTES**  
**HYBRID MEETING**

Monday, July 24, 2023, at 7:00 p.m.  
Town Hall, 2<sup>nd</sup> Floor Conference Room  
302 Main Street, Old Saybrook

**I. REGULAR BUSINESS**

**A. Roll Call**

The Chair E. Grochowski called the meeting to order at 7:00 pm.

Members Present – E. Grochowski, A. Laferriere (remote), K. Toolan, E. Armstrong,  
T. Rupp (seated)

Members Absent – D. Leake, K. Caldarella

Staff – Carolina Maharbiz, Recording Clerk

**B. Minutes** - This agenda item was heard at the end of the meeting.

**II. SIGN APPLICATIONS**

**A. “New Age Psychic” Application for Certificate of Zoning Compliance for Signs**

900 Boston Post Road, Map 36/Lot 163, Shopping Center Business B-2 District

Applicant: New Age Psychic      Owner: ZDM Properties, LLC

Agent: Atty. Edward M. Cassella

Attorney Edward Cassella presented and reviewed the slat sign and proposed window sign. The window sign will be in the double hung windows to the right of the jewelry store sign. Board members reviewed the regulations on window signs and determined that the window sign meets the regulation. Mr. Cassella explained that the window sign will not be affixed to the window. A. Laferriere suggested making the symbol on the slat sign bolder so that it is more readable.

<p><b>MOTION</b> to recommend approval of the signs as presented; <b>MADE:</b> K. Toolan; <b>SECONDED:</b> T. Rupp; <b>VOTING IN FAVOR:</b> E. Grochowski, A. Laferriere, K. Toolan, E. Armstrong, T. Rupp; <b>OPPOSED:</b> None; <b>ABSTAINING:</b> None. <b>APPROVED:</b> 5-0-0.</p>
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**III. REFERRALS**

- A. **“Shoreline Eye Group, P.C.” Application for SPEX Use** to construct a 421 s.f. building overhang to existing 7,786 s.f. building (1st floor. eye doctor, 2nd flr. office/retail use)  
821 Boston Post Road, Assessor’s Map 36, Lot 4, Business B-2 District, Pedestrian Node  
Owner: Old Saybrook Real Estate, LLC. Agent: Attorney Edward Cassella  
(Review and report to ZC for their 8/7/2023 public hearing)

Attorney Cassella presented. He explained that the Shoreline Eye Group will be relocating their practice. He showed the site plans and explained that the building will have all new windows and siding, the Hvac and utilities will be in the rear, a porch will be added, as well as improved landscaping. E. Grochowski asked if there is any landscaping that can be added in between the two properties, but Mr. Cassella explained that there is not sufficient room for that. Commission members also discussed lighting and signs.

**MOTION** to recommend approval of **“Shoreline Eye Group, P.C.” Application for SPEX Use** as presented; **MADE:** E. Armstrong; **SECONDED:** K. Toolan; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, K. Toolan, E. Armstrong, T. Rupp; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 5-0-0.

Agenda Item I.B. Minutes:

**MOTION** to accept the Minutes of July 10, 2023, as presented. **MADE:** E. Armstrong; **SECONDED:** A. Laferriere; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, K. Toolan, E. Armstrong, T. Rupp; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 5-0-0.

#### IV. ADJOURNMENT

**MOTION** to adjourn the meeting of July 10, 2023 at 7:17 p.m. to the next regular meeting scheduled for Monday, August 14, 2023, at 7:00 p.m., Town Hall, 2<sup>nd</sup> Floor Conference Room. **MADE:** E. Grochowski; **SECONDED:** K. Toolan; **VOTING IN FAVOR:** E. Grochowski, A. Laferriere, K. Toolan, E. Armstrong, T. Rupp; **OPPOSED:** None; **ABSTAINING:** None. **APPROVED:** 5-0-0.

Respectfully submitted,  
Carolina Maharbiz, Recording Clerk